

**EBBSFLEET DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MINUTES**

**SUBJECT TO APPROVAL AS AN ACCURATE RECORD AT THE NEXT MEETING OF THE  
COMMITTEE**

Date: Wednesday 8<sup>th</sup> March 2023  
Time: 19.00 – 19:53  
PRESENT: Neil Cameron KC (Chair)  
Valerie Owen OBE (Vice-Chair)  
Chris Hall  
Councillor Derek Hunnisett  
Fred Maroudas  
Rev. Penny Marsh  
Councillor Jordan Meade  
Councillor Lauren Sullivan

The Chairman opened the meeting and noted that the video would be published on the EDC's website after the meeting.

**1. APOLOGIES FOR ABSENCE**

No apologies for absence – however lateness from Cllr Lauren Sullivan and Fred Maroudas (joined for Agenda Item 5)

**2. DECLARATIONS OF INTEREST**

There were no specific declarations.

**3. URGENT ITEMS**

There were no urgent Items.

**4. RECORD OF MEETING**

The minutes from the Planning Committee meeting held on 14<sup>th</sup> December 2022 were approved.

**5. EDC/22/0084 – Alkerden Market Centre, Eastern Quarry, Watling Street, Swanscombe, Kent**

Reserved matters application relating to access, appearance, landscaping, layout and scale for delivery of 83 dwellings, non-residential floorspace and associated infrastructure within the Market Centre at Eastern Quarry.

EDC Case Officer set context and presented the masterplan to the committee members and fellow attendees of which is set out in three villages; Castle Hill, Alkerden and Ashmere which are separated by areas of open space. A presentation on the scheme continued regarding the application proposal.

Hattie Charlier-Poole of Henley Camland was the registered speaker on behalf of the Applicant and was invited to speak at this time.

Committee Chairman invited members of the committee with questions and observations, but began by welcoming the idea of secured parking beneath the podium open space so that it isn't in the open. Members commended the podium and Part M4(2) compliance of residential units. Members expressed concerns with issues of density, asked if the Case Officer could comment as the approved masterplan envisages a high-density development of plus 60 dwellings per hectare. The Case Officer responded advising this scheme is 108 dwellings per hectare. Members also expressed concern on double loaded corridors and number of single aspect units, which shows concern also for no parking provision for one bed units and the absence of Fastrack. Member asked about the back of house parking provisions, when will the properties be delivered vs. Fastrack, will Fastrack run on a 24-hour basis.

Member asked the applicant regarding capacity of the Nursery and the outdoor space allocated for the Nursery whether that is sufficient. Applicant responded with an answer that the intended capacity is for between 70-100 children and confident with the space provided, based on the marketing activities which have been carried out. Applicant also addressed that a lot of interest from parties had been received, expressed interest in the outdoor space and indicated this is a key element of their decision making.

Case Officer answered members question on density and expressed that certain areas of space would necessarily be desirable for a higher level of density in particular, this location based on the sustainability benefits in being so close to the commercial units and the masterplan had been planned on that basis.

Parking concerns raised as development is situated along Fastrack route, which isn't currently in operation. Parking strategy has been well considered throughout the pre-app process, desire for lower parking, which was identified by the design review forum, with the delivery of Fastrack closely aligned.

Member commented regarding safety of the nursery grounds, a busy environment surrounding and the safeguarding of the children. The Case Officer responded that concerns were identified with the placement of the Nursery and the associated

external space. A robust boundary treatment was considered during discussion and there is a recommended condition which requires details of the boundary treatment, to provide screening for safeguarding.

Member asked for confirmation on a statement in paragraph 4.11 of the report regarding health and safety. Design quality was raised and an issue from member in 6.38 of the report, reference to the nursery unit. EDC Head of Design answered the query and members were impressed overall with the design quality of the scheme. Points were raised during an open conversation of the density again and car parking, especially for the one-bedroom properties.

**Recommendation** - Approve subject to planning conditions

Members voted 6 in favour and 2 against, so the application was approved subject to the conditions, which completed consideration of Agenda Item 5.

#### **6. Planning Activity Report - Q3 – October to December 2022**

Noted

#### **7. Delegated Items report – December to February 2023**

Noted

**Meeting closed at 19:53**

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#### **The following officers were in attendance at the meeting:**

Mr Mark Pullin – EDC Director of Planning & Place

Miss Caroline Barker – EDC Senior Planning Manager

Mr Simon Harrison – EDC Head of Design

Miss Julia Johnson – EDC Planning Committee Secretary